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HOUSE OF REPRESENTATIVES
COMMONWEALTH OF PENNSYLVANIA
HARRISBURG

COMMITTEES

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December 20, 2012

Brian Hudson, Executive Director
Pennsylvania Housing Finance Agency
P.O. Box 8029
Harrisburg, PA 17105-8029

RE: 1260 Housing Corporation – 2701 Holme Avenue (AKA) 2723 Holme Avenue

Dear Mr. Hudson:

This letter is to OPPOSE the PHFA Multi-Family Underwriting Application submitted by 1260 Housing Development Corporation for 2701 Holme Avenue (AKA) 2733 Holme Avenue.

I have been contacted by numerous constituents, neighbors and Civic Associations in the direct community who expressed their opposition to this project. Their opposition stems from at least three factors. One, that they were not originally included in the support garnering process prior to the submission of the application. Two that the applicants mislead the PHFA on their application by including references of “community” support that are not from the community. And three, they were provided misinformation at the sole community meeting held regarding the project.

The Community was not included in the support garnering process or even notified of the application prior to its submission. The application to the PHFA was dated November 2, 2012 as a housing development for the homeless with admission of general occupancy. The first community meeting on this application was on November 28, 2012. Thus, the Neighborhood Civic Associations did not have the opportunity to even learn about the project, let alone lend their support prior to the submission of the application.

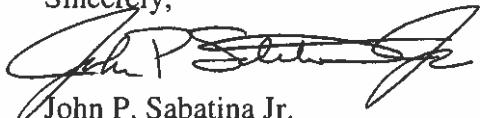
Furthermore, the “Community References” that are cited on page 5, paragraph 6 of the Market Study/Housing Needs Assessment as part of the underwriting application are situated nowhere close to the proposed project. In fact, some of the community references are located over 20 miles away. These references should not suffice as being from the actual community where such a project will directly affect.

Finally, a lack of information and miscommunication was prevalent at the November 28, 2012 community meeting. Representatives from 1260 HOUSING stated to those present that they would “target veterans”. They intimated this despite the fact that they did not include any

mention of veteran preferences in their already submitted application. When further questioned at the meeting, the representatives admitted that there is no way to assure exclusive veteran admission.

In light of the above inconsistencies and outstanding questions regarding this project, I wholeheartedly agree with the community and join them in opposition to this application. Please contact me if you would like to discuss this matter further. Thank you very much for your consideration of our position.

Sincerely,



John P. Sabatina Jr.
State Representative
174th Legislative District

Cc: William Fogerty

RHAWNHURST

CIVIC

ASSOCIATION

JOSEPH MULVEY, PRESIDENT

2246 AFTON STREET, PHILADELPHIA, PA 19152

January 2, 2012

Mr. Brian Hudson, Executive Director
Pennsylvania Housing Finance Agency
PO Box 8029
Harrisburg, PA 17105-8029

Dear Mr. Hudson,

The purpose of this letter is to oppose 1260 Housing Development Corporations (1260 HDC) application to develop a "General Occupancy" apartment building, "The Stella" at 2723 Holme Avenue.

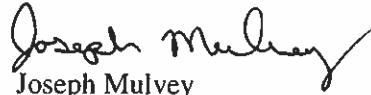
The community met with the applicant on November 28th to discuss the details of the proposal. At that time 1260 HDC insisted that the goal of this development was to provide affordable housing for veterans. When questioned on exactly how they were going to fulfill their promise of veterans only housing, 1260 HDC gave conflicting answers to the community and could not guarantee 100 percent veteran occupancy.

It is my opinion that 1260 HDC merely used the concept of veterans only housing as a thinly veiled attempt to mislead the community in hopes of gaining their support. In later came to light that the application submitted to PHFA calls for a "General Occupancy" building with a percentage of the units designated for the "Homeless," which raises additional concerns for the community.

1260 HDC claims, "The Stella" is well accepted by the community. In an attempt to show community support, 1260 HDC misled the PHFA by citing endorsements from individuals and businesses located outside the immediate area. For example, Councilwoman Jannie Blackwell is on the list of endorsements, despite the fact that her council district is located in West Philadelphia, miles away from the proposed development. In addition to Councilwoman Blackwell, 1260 HDC submitted endorsements from a West Philadelphia Developer, and various other individuals and businesses that are not part of the immediate community. While these individuals may be supportive of 1260 HDC, it should not be misinterpreted by PHFA as community support.

Rhawnhurst Civic Association is opposed to this application and respectfully requests that you review the application and support the community in our efforts.

Sincerely,



Joseph Mulvey

Rhawnhurst Civic Association, President